



## MANDATE AGREEMENT

1.I/We, \_\_\_\_\_ being the Registered Owner/s of the property known as

**RE of PRETORIA CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG**

hereby irrevocably instruct(s) the undersigned CALAIS PROPERTY MANAGERS Sales Associate who is registered with and acts as an independent contractor of CALAIS PROPERTY MANAGERS to procure a willing and able Purchaser for the property described above for the purchase price of

>.....) or such other price mutually agreed upon between the Purchaser, me/us and the Agent (the "sale price").

2.Commission of 6% thereon calculated on the sale price, shall be payable to the Agent by me/us if the Agent obtains a binding offer to purchase from a Purchaser.

3.The Agent has the irrevocable Selling Right in respect of the property until 20h00 on .....and the Agent shall be entitled to the commission agreed to above if:

3.1. if after the expiry of the currency of this Mandate, the property is sold to any person who was introduced to me/us or the property during the currency hereof, by said agent; or

3.3. If the property is sold after termination of this Mandate to anyone with whom I/we have had any negotiations, whose name I/we gave the Agent in writing, or any person introduced during the currency hereof by the Agent or another sales associate of CALAIS PROPERTY MANAGERS before/on such termination.

4.The Agent, his/her representative and any prospective Purchasers shall have access to view the property at all reasonable times.

5.A "FOR SALE" board shall be displayed at the property.

6.I/we hereby appoint SSB Attorneys of Pretoria phone no 012 343 7437 Transferring Attorneys of the property.

7.I/we, wish to bring the following latent defects to the attention of any prospective purchaser/s, namely:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
8.The Agents herewith assumes the following obligations in respect of the marketing of the property namely:

**See the attached Marketing Plan:**

Signed at Pretoria on .....

Witness \_\_\_\_\_

Seller \_\_\_\_\_

Witness \_\_\_\_\_

Seller's Spouse \_\_\_\_\_

Consenting to the alienation of property in terms of Act 88 of 1984

## YOUR MARKETING PLAN

**Your CALAIS PROPERTY MANAGERS Sales Associate will provide the following services in the process of marketing your property:**

- Supply you with an accurate comparative market analysis ensuring your property is competitively priced in the current market.
- Advice on how best to present your property for optimal results in the marketing process.
- Arrange to take photographs of your property
- Establish show and viewing days which will suit your personal schedule.



- Listing your property on various property websites such as:

- With your approval, we will place a CALAIS PROPERTY MANAGERS 'For Sale' sign in a prominent position at your property.
- Currently, purchasers typically view & arrange viewings of property on social media. We therefore promote your property on all social media platforms to enhance the exposure thereof. These platforms include:

**Instagram** **facebook**  **WhatsApp**

- Regular feedback on all viewings and showhouse events will be provided to you by your CALAIS PROPERTY MANAGERS sales associate.
- Effective feedback during the marketing stage and presentation & acceptance of the offer.
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Seller(s) Signature \_\_\_\_\_

Agents \_\_\_\_\_